

Real Estate Auction

2 NICE RANCHING AND HUNTING PROPERTIES NEAR STRONG CITY, OKLA.

SATURDAY, APRIL 28, 2018 10:00 AM

SALE LOCATION: Strong City Community Building, Strong City, Oklahoma

AUCTIONEER'S STATEMENT: It is a privilege to conduct the auction for the family of Hack and Dessie Mae Webb. Hack was a well known rodeo announcer and Rancher who lived at Strong City, Oklahoma. If you are searching for a good ranching or hunting property, you should definitely consider these properties.

PROPERTY LOCATION: From Strong City River Bridge (Highway 33), Go east 1 mile to County Road N 1920 RD, Then Go South 1/2 mile on County Road N 1920 RD to Tract #1 on the West Side of the Road and Tract #2 on the East Side of the Road. Watch for the Auction Signs!

TRACT #1

LEGAL DESCRIPTION: S/2 NE/4 & NE/4 NE/4 of Section 30, Township 14 North, Range 22 W.I.M., Roger Mills County, Oklahoma (Surface Only)

PROPERTY DESCRIPTION: This special 120 acre of ranching land has a rural water hook-up for stock water and also a electrical hook-up and water hook-up for a 5th wheel camping trailer. There are two storage buildings on the property. There is also electricity and a security light on the property. The property has good 5 wire fences with steel corner posts and pipe entrance way. The property also has 50 acres of plains bluestem and the balance in native pasture.

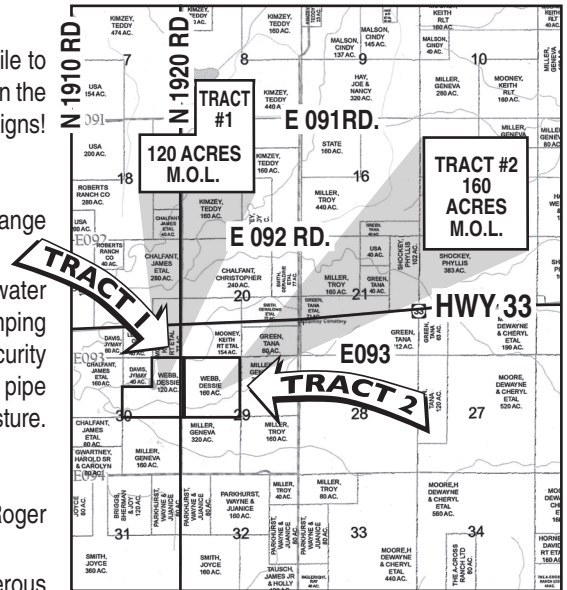
TRACT #2

LEGAL DESCRIPTION: NW/4 of Section 29, Township 14 North, Range 22 W.I.M., Roger Mills County, Oklahoma (Surface Only)

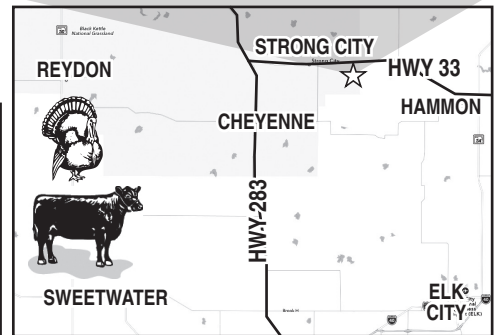
PROPERTY DESCRIPTION: The 160 acres of ranching and hunting land offers numerous opportunities for the Rancher and the Sportsman. The property has a good 5 wire fence with steel posts and steel corner posts. The property has both native and improved grasses. The property has a windmill with 2 stock tanks and a livestock shed. There is good cover for deer and turkey for the hunting Sportsman.

REAL ESTATE TERMS: 15% of the purchase price will be placed in escrow day of sale. Property will be conveyed by Warranty Deed. Possession will be at closing. All measurements are approximate.

BROKER PARTICIPATION INVITED: Broker s must pre-register client 48 hours in advance of auction.



To view the property call 580-225-6743 for an appointment.



JOE WEBB AND DONNA M. BOZELL



Gene Cobb Auction & Realty

Richard E. Cobb, CAI, AARE • Auctioneer/Real Estate Broker • Certified Appraiser

580-225-6743 • P.O. Box 982 • Elk City, Oklahoma 73648

Rhett D. Cobb • Licensed Auctioneer • Real Estate Broker - Texas & Oklahoma

806-206-1554 • P.O. Box 763 • Canyon, Texas 79015 • Texas Broker # 0549348 • TDLR # 16204 • Oklahoma Broker # 142951

We Act As Agents & Agents Only • Not Responsible For Accidents • Any Announcements Made Sale Day Supersede All Other Announcements

Every effort has been made to assure the accuracy of the information with no guarantee of authenticity.

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